

0092-ORD
07/28/97

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5017

AN ORDINANCE reclassifying property located at 12224 NE 24th Street from R-1 to R-7.5, with conditions, on application of Taylor Development Group.

WHEREAS, Taylor Development Group filed an application to reclassify approximately 9.42 acres located at 12224 NE 24th Street from R-1 to R-7.5; and

WHEREAS, the reclassification additionally includes adjoining rights-of-way; and

WHEREAS, on June 12, 1997, a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on June 26, 1997, the Hearing Examiner recommended approval of the rezone application, with conditions, and made and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the reclassification of said property from R-1 to R-7.5, with conditions; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of his recommendation to the City Council with regard to the hereinafter described property located at 12224 NE 24th Street as set forth in "Findings, Conclusions, Decisions and Recommendation of the Hearing Examiner of the City of Bellevue in the Matter of the Application of Taylor Development Group (Harding Property) Request for Reclassification of 9.42 acres from R-1 to R-7.5/C and for Approval of a Planned Unit Development with 56 units in 18 buildings at 12224 NE 24th Street," File REZ-96-5500, PUD 96-5501, as modified by Order Correcting Typographical Errors, dated June 30, 1997.

Section 2. The following described property is reclassified from R-1 to R-7.5:

That portion of the Southwest quarter of Section 21 and the Northwest quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Tract 17, Block 72, Burke and Farrar's Kirkland Addition to the City of Seattle Division No. 23, as recorded in Volume 21 of Plats, Page 46; thence Northerly along the East line thereof 200.00 feet; thence Northwesterly to the Northwest corner of said Tract 17; thence continuing Northwesterly along the Northwesterly extension thereof to the centerline of N.E. 26th Place (Virginia Street); thence Northeasterly along said centerline to a line which bears Northwesterly and perpendicular to the North line of Tract 13 of said Block 72 from the Northeast corner thereof; thence Southeasterly along said perpendicular line to the Northeast corner of said Tract 13; thence Southerly along the East line thereof and the Southerly extension of said East line to the LL-Line, as shown on the SR 520 MP 7.04 to MP 12.96 Northrup Interchange to JCT. SR 202, Right of Way and Limited Access Plans, sheet 5 of 16, dated February 6, 1969; thence Northwesterly along said LL-Line to the Southerly extension of the East line of said Tract 17; thence Northerly along said Southerly extension to the Point of Beginning.

This reclassification is subject to the following condition:

Housing Density: Housing density on this property is limited to a maximum of six units per acre. No additional density will be granted by obtaining approvals and developing the property as a Planned Unit Development.

Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

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PASSED by the City Council this 4th day of August, 1997, and
signed in authentication of its passage this 4th day of
August, 1997.

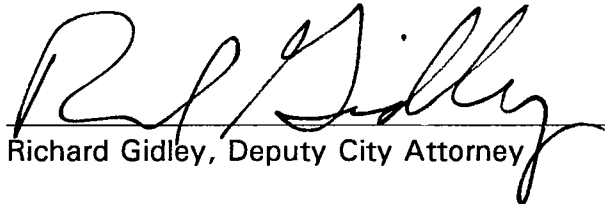
(SEAL)



Ronald E. Smith, Mayor

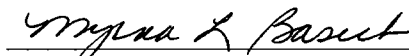
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

Published August 8, 1997